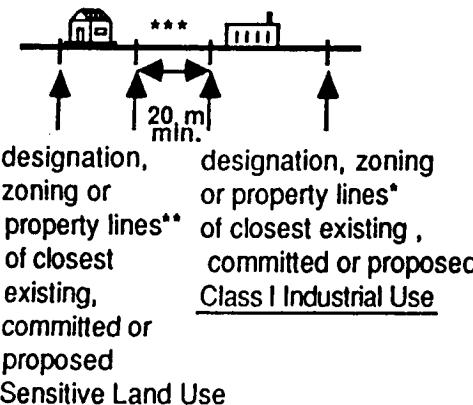
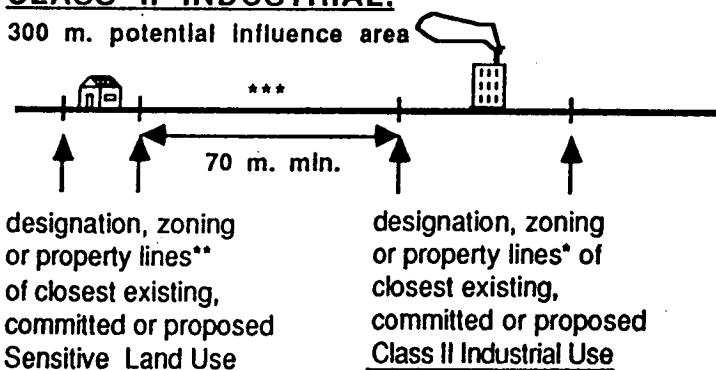


**CLASS I INDUSTRIAL:**

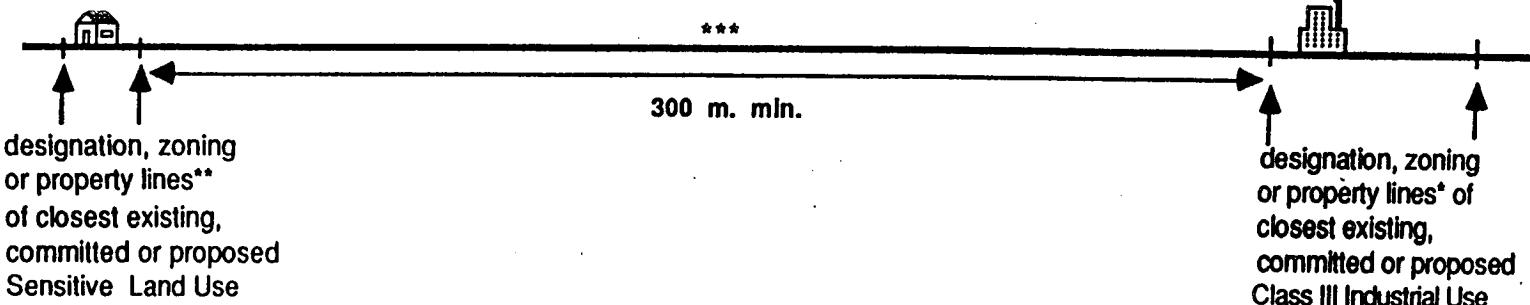
70 m. potential influence area

**CLASS II INDUSTRIAL:**

300 m. potential influence area

**CLASS III INDUSTRIAL:**

1000 m. potential influence area



\* The set backs established in a zoning by-law can be included in the separation distance measurement if the by-law or site plan control precludes the use of the set back for activities that could create an adverse effect. [See Section 4.4.3, "Zoning/Site Plan Control (Industrial Land Uses)".]

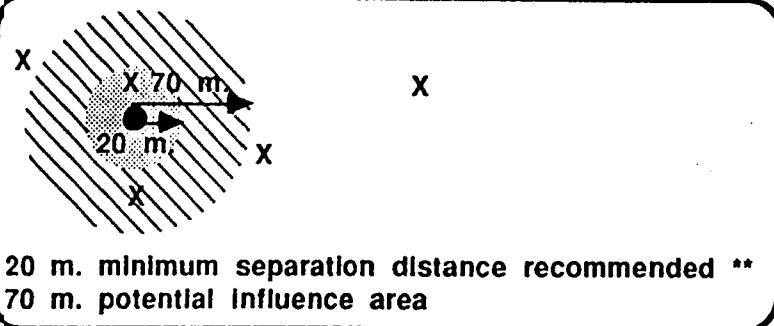
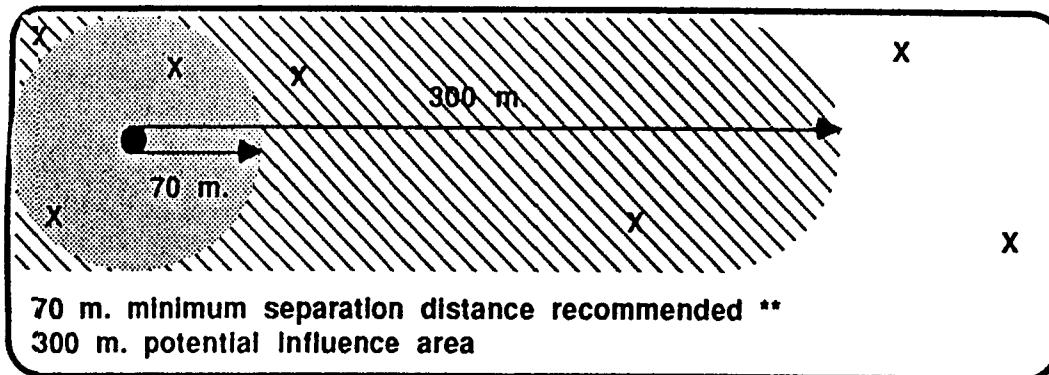
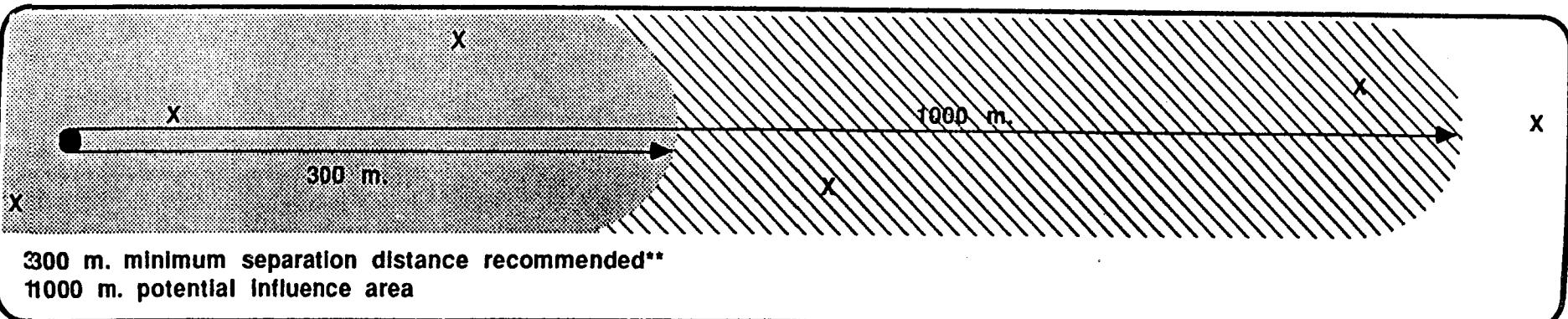
\*\* Where the established use of on-site & ancillary lands associated with a sensitive land use are not of a sensitive nature (e.g. a parking lot or roadway), measurement may be taken to where the sensitive activities actually begin. [See Section 4.4.2, "Site Specific Plans & Section 4.4.4, "Ancillary Uses (Sensitive Land Use)".] This approach may be particularly appropriate for redevelopment/infill proposals. [See Section 4.10, "Redevelopment, Infilling ....".]

\*\*\* No incompatible development should normally take place within the Recommended Minimum. [See Section 4.3, "Recommended Minimum", Section 4.10, "Redevelopment, Infilling & Mixed Use Areas" and Section 4.2.5, "Off-Site Separation Distances".]

CLASS I INDUSTRIAL:

# SEPARATION DISTANCES

(PLAN VIEW)

CLASS II INDUSTRIAL:CLASS III INDUSTRIAL:Legend:

- Existing\* Land Use
- ✗ Proposed\* Land Uses
- ▨ Recommended Minimum - Incompatible Development should not normally be permitted. [See Section 4.3, "Recommended Minimums" and Section 4.10, "Redevelopment, Infilling ....", for exceptions.]
- ▨ Potential Influence Area or Actual Influence Area - "Adverse Effects" need to be identified, mitigation proposed, & an assessment made on the acceptability of the proposal. (See Section 4.1, "Influence Area Concept".)
- Acceptable Range - Beyond the Potential Influence Area or Actual Influence Area, therefore normally development in this range should not pose a compatibility problem. (See also Section 4.5.2, "Separation Distance Greater than the Potential Influence Area" for exceptions.)

\* Note: If the existing use is industrial, then the proposed use is sensitive, and vice versa.

\*\* See Section 4.10, "Redevelopment, Infilling & Mixed Use Areas" for exceptions.